Operations for Year Will Exceed a Total of \$20,000,000.

## SECTIONS OF THE GREATEST ACTIVITY

Ridgewood, Woodhaven, Richmond Hill and Corona Lead in Erecting New Homes.

Building operations in Queens for the est 1915 will reach a total of over \$50,000,000, according to estimates made by John W. Moore, Superintensent of Buildings in that borough, which are based upon the operations

The committee in charge of the arungements for the dinner is as fol-ows; John M. Demarest, of Forest n; C. G. M. Thomas, Burt Harry P. Williams, Robert W. Higble, John W. Rapp, R. W. Rellogg, H. W. Drake, John J. Kindred, C. G. Norman, Edward Roche, W. H. Lerner, M. Morgenthau, jr., and Lath-

## RENT STORES IN VARIOUS SECTIONS

Shops on East and West Sides

Leased-Tenants for Lofts. Bastine & Co. leased the store and basement at 45-47 West 27th st. to J. Liberman Sons & Co.

Ames & Co. leased the store at 809 Rith av, with portion of the second foor, to Elizabeth Rockwell for an art

George N. Bruno & Co. leased for the Sound Realty Company the four story Rement house with stores at 358, 360 and 262 Bleeker st., and 98 Charles at., subwest corner; also leased for the Callanan estate the eight story loft building at 62 Thompson at. Duross Company leased 162 West 16th at to Frank Restel, first loft in 124 West 18th at to the Vulcan Metals Cempany, and the first floor and basebatt in 205 West 17th at to the G. T. Earrington Company.

Barington Company.

The Douglas Robinson, Charles S.

Stown Company leased a loft in 296

bradway for the Lorillard estate to
the Miller Rubber Company.

GLASS COMPANY CUTS MELON American Window Votes \$7 a Share,

Duplicating Recent Dividend. Pittsburgh, Dec. 25.—Stockholders of the American Window Glass Machine Company were notified this morning that directors yesterday had ordered a fividend of \$7 a share on the \$7,000. 666 preferred stock, the second divi-dend of 87 to be paid within sixty days. This disbursement reflects the extraordinary prosperity of the window class industry, due largely to the withtrawal of Belgium from the interna-ficial market, and the activity of the beliding trades in this country.

Leading window glass men said that orders for window glass from abroad were pressing in this market, some being for quantities as high as 40,000 and 50,000 boxes for a customer.

JINGLES FOR GROWNUPS

Some Recent English Rhymes Not

Meant for Children.

There is a breezy bit of nonsense which children in the nursery stage alght enjoy reading (but which it might not be well for them to read) is a recent volume published in London (John Lane) called "Morals for the Youth," by "Marcus," says "The Lanas City Star." That it teaches anything but morals, the following stances will prove: Meant for Children.

# **NEW SYSTEM** OF RECORDING

Standard Printed Forms To Be Adopted in the Register's Office.

HAS APPROVAL OF TITLE COMPANIES

Method To Be Used Also Favored by Lawyers and the Bar Association.

By JOHN J. HOPPER. Register, New York County.

A very important change in the method of recording real property instruments is about to be inaugurated in the Register's office of New York

Facts About Tax Lien Law

principal provisions of the tax lien law. This was clearly indi-

cated by the numerous inquiries made at the offices of agents

and brokers as a result of the recent forcclosure sale of the tax

lien that George J. Gould held against the plot at the southeast

broker, "does the city dispose of a lien for back taxes for several thousands on a parcel of real estate valued at half a million or

more?" Another man, who said he was the owner of a dwelling

house in The Bronx, wanted to know if the interest of the mort-

ments on lands or tenements for local improvements shall re-

main unpaid for the term of three years from the time the same

shall have been fully confirmed so as to be due and payable, and

also whenever any water rents in said city shall be due and un-

paid for the term of four years from the time the same shall have

been due, it shall and may be lawful for the collector of assess-

ments and arrears under the direction of the Controller to ad-

vertise the tax liens on the said lands and tenements or any of

them for sale, including in such advertisement the tax lien for

all items up to the day named in the advertisement, and by such

advertisement the owner or owners of such lands and tenements

respectively shall be required to pay the amount of such tax,

assessment or water rents, with the said penalties thereon so remaining unpaid, together with the interest thereon at the rate

of 7 per cent per annum to the time of payment, with the

charges of such notice and advertisement, to the said collector,

and notice shall be given by such advertisement that if default

shall be made in such payment the tax lien on such lands and

tenements will be sold at public auction at a day and place therein to be specified for the lowest rate of interest, not ex-

ceeding 12 per cent per annum, at which any person or persons

shall offer to take the same in consideration of advancing the

terms and the provisions of this title such amount shall be due,

the holder of such tax lien may maintain an action in the Supreme Court to foreclose such tax lien. In an action to fore-

close a tax lien any person shall be a proper party of whom the

plaintiff alleges that such person has or may have or that the

plaintiff has reason to believe that such a person has or may

have an interest in the claim upon the real property affected by

"If the amount of any tax lien which shall have been transferred by a transfer of tax lien shall not be paid, when under its

said tax, assessment, and water rents and penalties.

the tax lien."

"By what authority," one man wrote to a well known

"Whenever any tax on ands or tenements or any assess-

corner of 73d st. and Fifth av., owned by Howard Gould.

The principal provisions of the tax lien law are:

gagor did not come before that of the city.

There are many property owners who do not know the



# FOR HOME SITE YORK

The Cooley Realty Company has sold the property at 232 Westchester av. The initial meeting of the Bronz hester Hill, Mount Vernon, for Mrs. Open Forum wil be held next Sounday

Chester Hill, Mount Vernon, for Mrs.

Rate Lee Moon to Robert G. Hoffman
This company also sold a plot in Darwood for Joseph S. Wood to William
H. Norton, of New York.

Fish & Marvin have sold a piece of
property at Lawrence Fark West, Bronxwille, consisting of about one acre, on
Sunny Brook Road, near the Lawrence
Park Country Club. William H. Davis,
an attorney, the purchaser, of this
city, is intending to improve the land
for residential purposes.

Open Forum will be held next Sunday
at 4 p. m. at Morris High School, 166th
stand Braston Road.

Issac Franklin Russell, chief justice
of the Court of Special Sessions, will
speak on "American Ideals." Dauglas
Withewson, President of the Borough
for before the Morris High School, 166th
stand Braston Road.

Issac Franklin Russell, chief justice
of the Court of Special Sessions, will
speak on "American Ideals." Dauglas
Withewson, President of the Borough
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Issac Franklin Russell, chief justice
of the Court of Special Sessions, will
speak on "American Ideals." Dauglas
Withewson, President of the Borough
for the Morris High School, 166th
stand Braton Road.

(Philip Krulewitch, president) on the west side of Haven av. 300 feet north of West 170th at. This building will accommodate thirty-one families. The front will be of Roman brick, granite and Hmestone and will cost \$65,000.

Brooklyn Houses Sold. Sidote Brothers have sold the house 1870 Sist st., Bath Beach, to a client. Sidney I. Moll has bought 473 and 475 Prospect Piace, two four story flat-houses, each on plot 30x114 feet. Martin A. Ansbro sold for Mrs. J. Newell the two-family house at 518

Buys Plot for Garage Site.

G. B. Butterly has sold for Anna A. Kenly a lot, 25x100 feet, on Vernon av. 175 feet north of 10th st., Long Island City. The buyer is Eugene T. Grotto, who owns an adjoining lot and who will improve the combined site with a garage.

Skyscrapers for Hoboken.

The Turner Construction Company has been given the contract for the construction of Sections E and F for the Hoboken Land and Improvement Company terminal. These buildings will be 496x81 feet, with wing 80x27 feet, twelve stories and basement of reinforced concrete construction. Charles Fall is the contract for the construction of Sections E and F for the Hoboken Land and Improvement Company terminal. These buildings will be 496x81 feet, with wing 80x27 feet, twelve stories and basement of Feet the Construction of Sections E and F for the Hoboken Land and Improvement Company terminal. These buildings will be 496x81 feet, with wing 80x27 feet, twelve stories and basement of Feet, twelve stories and basement of Feet, twelve stories and basement of Feet, with the Hoboken Land and Improvement Company terminal.

According to reports, there is likely to be a new theatre built in New Rochelle on the Church at property purchased by Benjamin von Ottinger. It will be a "production" house, where plays will be tried out for New York. It will seat 1,600.

It will seat 1,600.

Yonkers Rada Recary Yonkers last week Yonkers Chamber of Commerce. The officers are: President, Arthur Swany; secretary and treasurer, Thomas S. Burks.

and the building formers now that during the bright set elevated station. Von Der Linden & Co. were associated as brockthe bright permits for most the bright permits for most were for devellings and tenements.

Figures of traffic across the bright of the John D. Connolly, of Linden & Co. were associated as brockthe figures of traffic across the bright of the John D. Connolly, of Linden & Co. were associated as brockthe John D. Connolly, on taxatron. The question of home rule for cities will be discussed at the din-ner meeting by L. M. D. McGuire, pres-ident of the Real Estate Board of New

Wm. H. Norton Buys at Darwood FIRST MEETING OF FORUM

Justice Russell to Speak on "American Ideals" at Session.

dermen will be present. To resident of the Bronx Open Forum,

Department Stores Rental. The Willard S. Burrows Company has

leased for Berg Brothers to the W. T. Grant Company, who operate a chain of 25-cent department stores throughout the United States, the premises 920, 922 and 924 Market st., Philadelphia, for a period of ten years at an aggregate rental of \$300,000. The W. T. Grant Company contemplates making extensive alterations to the prem-This company also leased to the W.

Newell the two-family house at 518 flat st.

Buys East Orange Home.

Feist & Feist, Inc., sold for Adrian W. Roach and Mary Roach to William Valley the modern Boston plan two and a half story dwelling, containing fourteen rooms, at 263 Amhurst st., East Orange. The new owner plans extensive improvements for his own occupancy.

Yonkers Has Realty Board.

## SEEKS HASTE IN TRANSIT WORK

Bronx Board of Trade Urges Speedy Completion of New Routes.

LEXINGTON AV. LINE CAUSE OF DELAY

Section of Subway Below 53d St. Will Hold Back Early Operations.

The Traffic and Waterways Bureau pany attended. f the Bronx Board of Trade, of which Olin J. Stephens is chairman, has urged inder construction.

on the two platforms, and consequently on the two platforms, and consequently on the two platforms, and consequently furnishes additional means of ingress and egress. While that is but a temporary expedient, it was able to be adopted at once to give relief.

The Board of Trade is urging that no unnecessary delay take place to give this relief.

The Board of Trade is urging that and the surging that is president and additional means of ingress and egral fixing other than eight hours as a legal day's work be repealed. All claims against the city to be additionally addited only by the Controller's office, or, if in the form of a contract, by the Bureau of Contract Supervision, as a legal day's work be repealed. All claims against the city to be additionally and the form of a contract, by the Bureau of Contract Supervision, as a legal day's work be repealed. All claims against the city to be additionally by the Controller's office, or, if in the form of a contract, by the Bureau of Contract Supervision, as a legal day's work be repealed. All claims against the city to be additionally by the Controller's office, or, if in the form of a contract, by the Bureau of Contract Supervision and the supervision and regulation and the supervision and regulation of schools in the Beard of sections.

TO BUILD AT GREAT NECK

Woman Buyer of Plot Plans to Erect House Costing \$25,000.

L'Ecluse, Washburn & Co. have sold for the Rickert-Finlay Realty Company to Catherine E. Cassidy, of Washing ton, a plot with a frontage of 316 feet on the corner of Arleigh Road and Park Road, Kensington, Great Neck, for a consideration of \$15,000.

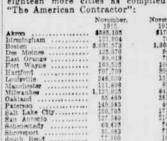
On the site the purchaser will erect for her own occupancy a brick Colonial house, to cost about \$25,000, from plans by Patterson & Dula, architects.

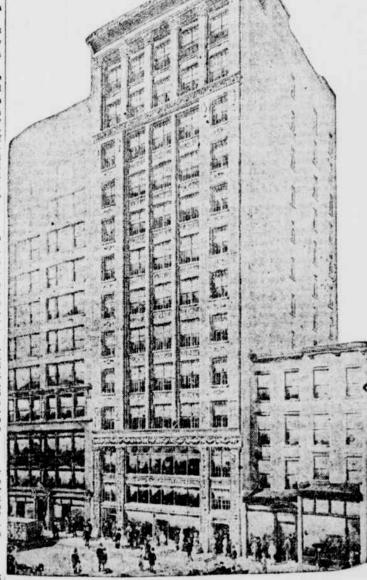
GIVE DINNER TO EMPLOYES

Forces of Pease & Elliman Celebrat Firm's Best Year, On Wednesday last Pease & Elliman

gave a dinner to the forces from their several offices. Over one hundred of the employes and brokers of the com-

The celebration marked the greatest year in the firm's history. All of the the Public Service Commission to bring employes seceived a substantial bonus about the speedy completion of the new on their year's salaries. A Christmas rapid transit routes to The Bronx now tree and a dance followed the dinner.





Twelve story mercantile structure in course of construction at 29 to 33
West Thirty-sixth Street. It is being built for Frederick Ayer, of Boston, as a permanent investment, Cross & Brown, agents; Maynicke & Franks, architects.

## **BROKERS' VIEWS** FOR ECONOMIES

Real Estate Board Offers Suggestions for 1916 Budget.

GREATER POWER FOR BOARD OF ESTIMATE

Realty Body Would Cive It Control of Every Statutory Department.

The Legislation and Taxation Com

nittee of the Real Estate Board of New York has adopted a legislative programme with a view to obtaining certain economies in the governmen of the city. This programme includes, with one

Education. Same to apply all limiter College and City College. The Seal Estate Board will reintro-duce the bill presented by it to the last Legislature for amendments to the Torrens title registration act.

All Ready to Move Into. The eighth floor of the Hill Beilding,

TO LET FOR BUSINESS PURPOSES.

Tenth Avenue at 36th Street, Northwest Corner.

The lightest floor in New York Wall space 78 per cent. glass. Floor 14,600 square feet gross. A building without extras Lowest insurance rate in the city.

HILL PUBLISHING CO., OWBER. Bend for descriptive booklet

REAL ESTATE. NEW JERSEY. A DEFENCELESS HOME

North Jersey Title Insurance Co. N. Y. Rep., Glenn K. Carrer. 61 Broad

BARGAIN - STORY FLATS, ALL IMP. | BLOCK GERBER, 27 Scholm St., Brooklyn. OUT OF CITY.

FOR RENT WINTER SEASON.—Florida bone best residential section Jacksonville; complete, furnished; four befrooms, two baths, despite services at studie, garage, \$150 per month. W. R. GUAID, Assistant Cashler, Barnett National Bank Jacksonville, Florida. COUNTRY PROPERTY.

BEST FINANCIAL PLAN FOR PURCHARD OF equatry homes explained in Love O'Life Magn-rine. Country Home League No. 40 West 31d St., Pept 2-N. Y. C. "Phone 9800 Mad. Sq. FURNISHED APARTMENTS TO LET.

WEST SIDE. THE SEVILLIA, Apartment Hotel, 117 West 68th St. Purnished spartments of two rooms and bath. Also one of three rooms and bath.

FURNISHED APARTMENTS WANTED.

A WIDOW AND BROWN BON WILL TAKE care of and pay reasonable reas for puriled appartment after January first.

and W. H. Davis at Bronxville.

New Height Apartment. Gronenberg & Leuchtag have com-pleted plans for a five story and cellar apartment house, on lot 75x100 feet, for the Filrose Construction Company

Theatre for New Rochelle.